175.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,347,900 / 1,347,900
					USE VALUE:	1,347,900 / 1,347,900
					ASSESSED:	1,347,900 / 1,347,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		NICOD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARONONGAN PIA CARMINA
Owner 2:	BAHIRWANI ANAND
Owner 3:	
Street 1:	24 NICOD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RMR VENTURES LLC -
Owner 2:	-
Street 1:	4 ABERNATHY RD
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains 6,867 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Vinyl Exterior and 3293 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6867.000	909,700		438,200	1,347,900
Total Card	0.158	909,700		438,200	1,347,900
Total Parcel	0.158	909,700		438,200	1,347,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.32 | /Parcel: 409.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

117634

GIS Ref

GIS Ref

Insp Date

06/26/18

PREVIOUS ASSESSMENT

Parcel ID 175.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	905,700	0	6,867.	438,200	1,343,900	1,343,900	Year End Roll	12/18/2019
2019	101	FV	757,700	0	6,867.	431,900	1,189,600	1,189,600	Year End Roll	1/3/2019
2018	101	FV	192,700	0	6,867.	331,800	524,500	524,500	Year End Roll	12/20/2017
2017	101	FV	192,700	0	6,867.	313,000	505,700	505,700	Year End Roll	1/3/2017
2016	101	FV	192,700	0	6,867.	288,000	480,700	480,700	Year End	1/4/2016
2015	101	FV	181,500	0	6,867.	269,200	450,700	450,700	Year End Roll	12/11/2014
2014	101	FV	181,500	0	6,867.	247,900	429,400	429,400	Year End Roll	12/16/2013
2013	101	FV	181,500	0	6,867.	247,900	429,400	429,400		12/13/2012

!13685!

PRINT

Date	Time
12/11/20	03:36:30

LAST REV

Date	Time
06/04/19	08:34:59

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13685

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RMR VENTURES LL	70337-206		12/5/2017		1,280,000	No	No		
ZIMMERMANN RAHE	69027-151		3/20/2017	Change>Sale	580,000	No	No		
ZIMMERMANN RAHE	53205-24		7/15/2009	Family	1	No	No		Sattya P Sircar dod 9/20/2010
DI MAGGIO CARME	47351-438		4/28/2006		440,000	No	No		
	12204-538		5/15/1972		37,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/15/2019	59	Solar Pa	30,732	C				
7/13/2017	793	Heat App	20,000	C				
5/16/2017	566	Addition	243,000	O				
3/24/2017	322	Inter-De	6,600	O				
6/23/2015	771	New Wind	5,000		6/23/2015			Install 6 windows.

ACTIVITY INFORMATION

Date	Result	By	Name
6/26/2018	MEAS&NOTICE	BS	Barbara S
2/26/2018	SQ Returned	MM	Mary M
10/19/2017	Measured	DGM	D Mann
10/19/2017	Permit Visit	DGM	D Mann
12/30/2008	Measured	163	PATRIOT
8/14/2006	MLS	HC	Helen Chinal
10/30/2000	Hearing Chag	201	PATRIOT
12/13/1999	Meas/Inspect	256	PATRIOT
7/12/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	117634
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6867		Sq. Ft.	Site		0	70.	0.91	6									438,207						438,200	

Total AC/HA: 0.15764 | Total SF/SM: 6867 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 438,207 | Spl Credit | Total: 438,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1956	Eff Yr Blt:	2017
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.01094878
Const Adj.:	1.33623004
Adj $ / SQ:	168.858
Other Features:	128655
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	911523
Depreciation:	1823
Depreciated Total:	909700

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 5		Baths: 2					HB 2		

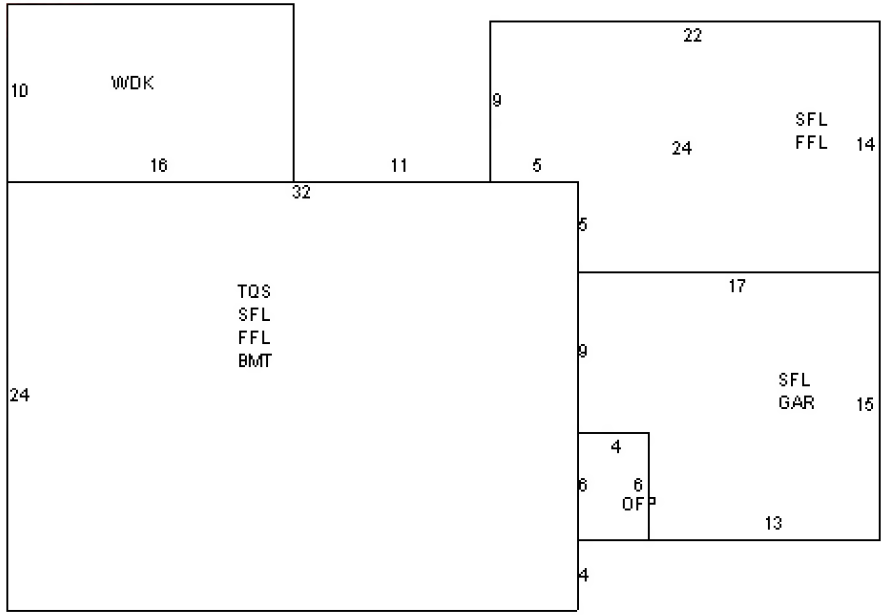
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	224.58
Special Features:	0	Val/Su Net:	222.31
Final Total:	909700	Val/Su SzAd	312.72

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,282	168.860	216,475
FFL	First Floor	1,051	168.860	177,469
BMT	Basement	768	69.650	53,494
TQS	3/4 Story	576	168.860	97,262
GAR	Garage	231	34.500	7,971
WDK	Deck	160	16.370	2,619
OFP	Open Porch	24	58.790	1,411
	Net Sketched Area:	4,092	Total:	556,701
Size Ad	2909	Gross Are	4284	FinArea 3293

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	